



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

Plan Commission Meeting Minutes

November 12<sup>th</sup>, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

**Roll Call of Members**

Present:

Dan Strong

Dennis Johnson

Harrison Massonne

Mark Thomas

Eric Hayden

Marc Diller

Ford Hebner

Aaron Culp - Legal Counsel

Terri Strong - Recorder

Absent:

Dennis Schrupf

Wendy Gillispie

Frank Zawadzki-Plan Director

**1. Declaration of Quorum:**

President Strong declared a quorum with 7/9 members present.

**2. Approval of Minutes:**

Mr. Massonne made a motion to approve minutes as presented from October 8<sup>th</sup>, 2025, meeting. Mr. Johnson second. All present in favor.

**3. Public Comment:**

No public comment

**4. Old Business:**

Boathouse annual fence review for Aesthetic Review.

President Strong asked for representative to step to podium.

Darryl Norris Legal Counsel for Boathouse Swan Dive, 49 W. Jackson Cicero. Have submitted application for fence permit and Aesthetic Review. What we would like to coordinate this in September was to reface the fence around the Swan

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area and the Boathouse. We were scheduled in October and could not be here. Here tonight because Matt is ill, not moving forward with the Swan fencing like we planned. The best thing would be to table that for now. The first item is the hill fence; we would like to take it down. Working on it, there is a process, likely by the end of the month it will be gone. So that issue would be removed. President Strong questioned Mr. Culp since it is an indefinite table, does that mean we should withdraw the petition. Mr. Culp stated yes, we would withdraw. Mr. Norris questioned if that would mean we notify when we determine.

**Mr. Hayden made motion to withdraw PC-1125-15-DC for Aesthetic Review and withdraw permit application. Mr. Massonne second. All present in favor.**

Mr. Hayden questioned what happens to the costs associated with the permits, and does it carry over. President Strong stated he would have to get with Mr. Zawadzki regarding that and will communicate further to the petitioner.

**5. New Business:**

**Docket#** PC-1125-14-C2

**Petitioner:** Kingdom Roofing/Five Star Real Estate Development LLC

**Property address:** 2133 E 226th Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the signage for the property located at 2133 E 226th Street, Cicero, IN.

President Strong stated the petitioner is not present. We can discuss or table as the Board sees fit. Mr. Hayden asked if President Strong was familiar with the petition in the absence of Mr. Zawadzki. President Strong stated yes, one wall sign and there is a monument sign, not sure of location due to the overpass. There was a potential of movement of the monument sign. Monitor was used to explain. President Strong stated the wall sign would face US31 and the monument sign would be on 226<sup>th</sup>, to capture traffic traveling east to west. Mr. Thomas thought the placement of the wall sign was in an odd place. Mr. Thomas questioned if this is a totally new sign or was there an existing sign. President Strong stated he wasn't sure, this can be tabled until the petitioner or Mr. Zawadzki could be present if the Board would like. Mr. Thomas asked if we changed our sign rules. President Strong stated no we did not. This is in the US 31 Overlay District, and we will follow our Article 10 standards for signage until we decide to look at signage and parking for the Overlay area. Mr. Thomas questioned the standards for commercial area. President Strong stated he thought it was for a single tenant 200 sq. feet for C2. Mr. Massonne stated always confused at the following read as: accumulative total permanent signs permitted on site. One per 200 feet of frontage. One sign per 200 feet, what does that mean? President Strong stated we are recommending that this is removed for the future it is one road sign. Mr. Hayden questioned the 60 square footage for a monument sign. President Strong stated he believed counting one side is what is done. Adding that this meets all the ordinances for size and square footage. Mr. Hayden stated he didn't see any reason to not vote on this. Under square footages and this is just aesthetically, correct? President Strong stated correct. Discussion on landscaping around the monument sign, and lighting of the sign. Questions were raised regarding timing of lighting as well as existing tree location, monitor was used to identify as no petitioner present. Mr. Culp stated no public notice as this is aesthetic review. Discussion of stipulations of lighting level and times.

Mr. Hayden made motion to approve PC-1125-14-C2 for Aesthetic Review of signage as presented. Mr. Massonne second.

Mr. Diller-approve, Mr. Hebner-approve, Mr. Hayden-approve, Mr. Massonne-approve, Mr. Thomas-approve, Mr. Johnson-approve, Mr. Strong-approve. 7-0

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**Docket#** PC-1125-15-DC *WITHDRAWN during old business.*

**Petitioner:** Boathouse and Swan Dive Restaurant/Doug Moore

**Property address:** 409 W Jackson Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 409 W Jackson Street, Cicero, IN.

**6. Plan Director's Report:** President Strong summarized the information enclosed in the packets. Permit revenue for October 2025, \$7647 with YTD of \$48872, compared to October 2024 of \$6976 and YTD of \$53370. That is an increase for month of \$671 and YTD decreases of \$4497. Issued 27 permits, 16 in town limits of which zero new homes and additional 11 in township with zero new homes. Estimated cost of projects is \$1102956. Next PC meeting is December 10, 2025, and next BZA meeting is November 20<sup>th</sup>.

**7. President's Report:** President Strong thanked everyone for their attendance. We have had some discussion on the ordinances and potential changes. In future we will add specific topics to the agenda. Handout given on Neighborhood Commercial and conversation on pole sign (Article 10) and move to remove the 200 ft as discussed to clean it up. Next page to pole sign what did to clean up definitions, for everyone's review. President Strong added next is Article 5, and limit pole signs to NC district, review if wanting to add to any other area. Mr. Hayden questioned the Stringtown utility what zoning. President Strong replied R-3. Town utility office is NC. Next page has items to consider, changeable copy signs and electronic sign definitions, and the monument sign to shore up the description. Please review this wording. Mr. Culp questioned which type we are wanting to limit. President Strong stated he thought scoreboards were exempt, the concern is the wording to clarify as they all have electricity. President Strong added we also looked at changing a projecting sign and hanging sign definitions. Mr. Hayden questioned if this addresses the recent ones to BZA. President Strong stated yes this would address that concern. Definitions discussed with measurements and will be sent out for everyone to review. President Strong asked everyone to review Development Standards, such as tree in parking lots, remove for DC area, but leave for larger parking lots. This standard is reviewed by BZA often in the DC area. Another area was the DC area to count parking on the street, and perhaps NC area with limits. Mr. Hebner stated parking is always an issue as the town goes. Mr. Thomas questioned if same businesses are utilizing the same spaces in meeting the standard what happens then. President Strong stated that is the dilemma, in the walkability and trying to give latitude to the business. Looking at all the things that are going to the BZA on a regular basis. Mr. Hayden questioned if that was where the 10 (spaces for DC) and 6 (spaces for NC) came from. President Strong stated he evaluated the recent variances for the businesses for a starting point for us to talk about. Parking goes to the BZA a lot. Mr. Hayden stated it is the right approach to make it more efficient and less cost to the businesses. President Strong stated per ordinance we don't count on street parking. Trying to fix things we have talked about and be more business friendly and review what goes to BZA most often. Mr. Hayden questioned Mr. Massonne if the numbers looked reasonable. Mr. Massonne stated we did a review a couple years ago, mainly 10 West that comes up, haven't seen many reviews. Mr. Culp added that it is mostly the small shops that don't have parking areas. Discussion on current status of parking areas. Mr. Hayden stated he liked the concept. Mr. Massonne stated he had a spreadsheet of recent variances, sign variances were number one, aesthetic reviews, accessory structures, heights, setbacks, parking, rezone and fencing were the biggest ones. Mr. Culp added that at least every couple months we hear fencing on corner lot. How do we define it, so they don't have to come in, currently they aren't allowed in front. President Strong summarized that this list was a starting point for everyone to get thinking on any changes. Another item was lake front property and difficulty in accessory structure in front of primary, perhaps a wording to allow on a lake front property versus other districts. Take

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a look and see what tweaking we may need to do. Mr. Thomas asked if wording could be done differently for corner lot. Mr. Hebner asked if could make a setback issue. Mr. Culp stated he looks at it as where front door is located. Mr. Hayden added in the case of the pool as an accessory structure, he is not sure would want to make a blanket front door defines. President Strong asked for everyone to continue to review.

**8. Legal Counsel's Report:** Mr. Culp last month Court of Appeals ruled on a case from the Noblesville BZA. Specifically, the Beaver Gravel Co. court of Appeals agreed that they should not have approved. Mr. Culp added it is a case to review what the courts do, I do not agree with either decision. According to the law the BZA is fact finder, if the evidence supports what they decided you are to accept, you are only supposed to overturn if the evidence does not support. Also new law shared with Frank about zoning enforcement. When is an inspector is or isn't allowed to go on a property, steps to follow. Information shared regarding warrants etc.

**9. Board Member Comments-** Mr. Thomas questioned piece on violations. He had a neighbor complaint about music amplification. States Frank reached out to Woolly Yaks attorney, how does that work with permit. We gave a temporary permit. Mr. Culp stated if violating approval, we would go through our enforcement procedures. Notice of fines and penalties, there are stair step of fines, we could take to court. As a BZA we could rescind approval. Mr. Culp stated this is the first he has heard of this, so doesn't know details. Brief discussion on variance allowed.

**10. Next Planned Plan Commission Meeting:**

December 10<sup>th</sup>, 2025

**11. Adjournment:** Mr. Johnson made a motion to adjourn the meeting. Mr. Hebner second. All present in favor.

President:

Secretary:

Date:

12/10/2025

Location:

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Terms:

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrupf – Council Appointment – Term 01/01/2023 – 12/31/2026

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- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Eric Hayden – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026

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